

W125' OF E250' OF N60' OF LOT 71
 IN OR 800 PG 320
 MIRAMAR BEACH PB 2/61

COOK BRIAN K & CONNIE J
 1630 1ST AVE
 FERNANDINA BEACH, FL 32034

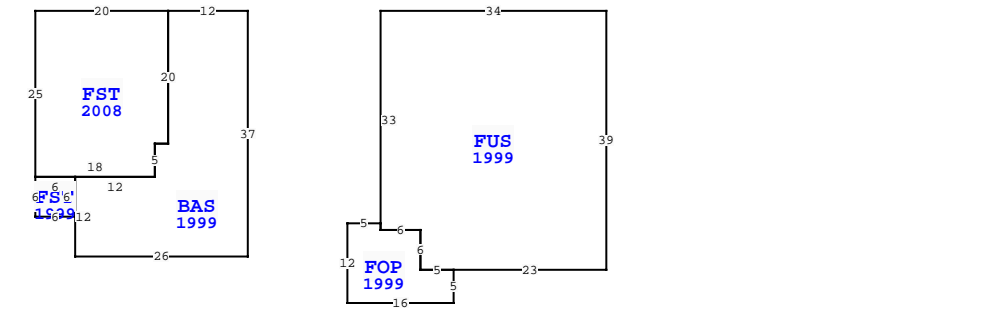
2025

00-00-31-1460-0071-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,987	116.8608	154.26	460,775	1999	1999	0	0	0	12.20	87.80



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	622	100
FOP	151	30
FST	36	55
FST	490	55
FUS	740	100
FUS	1,290	100
TOTALS	3,329	

1630 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			404,560
TOTAL MARKET OB/XF VALUE			7,832
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			637,392
SOH/AGL Deduction			328,211
ASSESSED VALUE			309,181
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			258,459
TOTAL JUST VALUE			637,392
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			528,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053046	6'WOOD FENCE	1,000	11/18/2005
983733	NEW CONSTR	95,000	05/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/0320	7/17/1997	WD	Q	V	06	100

GRANTOR: COOK ROY L & LENDA
 GRANTEE: COOK BRIAN & CONNIE

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	34	8			13.00	100	1999	1999	3	20	707	
2	0968	STAIRS	0	100	11	5			11.50	100	1999	1999	3	100	633	
3	1243	WD DECK F	0	100	6	3			8.00	100	1999	1999	3	20	29	
4	1076	TRELLIS A	0	100	9	12			7.50	100	2001	2001	3	25	203	
5	0810	CONCRETE A	0	100	0	0			6.50	100	2001	2001	3	79	5,864	
6	1242	WD DECK A	0	100	22	9			10.00	100	2001	2001	3	20	396	

BUILDING NOTES			

BUILDING DIMENSIONS
BAS=[YR=1999] W12 FST=[YR=2008] W20 S25 FST=[YR=1999] S6 E6 N6 W6 \$ E18 N5 E2 N20 \$ S20 W2 S5 W12 S12 E26 N37 \$ PTR= E20 FUS=[YR=1999] E34 S39 W23 FOP=[YR=1999] S5 W16 N12 E5 S1 E6 S6 E5 \$ W5 N6 W6 N33\$W20 \$ PTR= N15 FUS=[YR=1999] N2 E12 N17 E2 N12 W2 N4 W8 N4 W9 S21 W7 S9 W2 S4 E7 S5 E7 \$ S15 \$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	R-1	60.00	125.00	60.00	FF		1.00	1.00	0.75	5,000.00	3,750.00	225,000							